

## **ADDENDUM NO. 2**

### **County of Fresno Project/Construction Management and Inspection Services Request for Proposal**

Dated: January 11, 2002

Issued by:

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License: C18719  
Expires: March 31, 2003

The foregoing documents are amended in the respects as herein set forth. This addendum and the amendments herein shall become part of said documents and of any contract entered into pursuant to said documents.

Submittal date remains on or before: 3:00 PM on Tuesday, January 15, 2002.

1. X.B.2 (Page 18). The construction office (trailer or rented space) and office equipment shall be for a duration beginning four months prior to project award and conclude two months after filing of the Notice of Completion. Costs for the construction office shall be all inclusive including, but not limited to, mobilization, demobilization, utilities, office equipment (phone, photocopier, fax, network, computers, etc.), and office services and supplies. The duration of construction is specified in Section VI of this proposal.

**Response:** *The construction office and office equipment shall be placed at the site after notice to proceed and shall be removed six months after the filing of the Notice of Completion.*

2. A requires an estimate at 100% Design Development phase. Section III.B.1 also requires an estimate. Is the estimate described in III.B.1 a second estimate to be performed at the same time as the constructability review near completion of the CD phase?

**Response:** Yes

3. The project schedule in Section VI shows value engineering occurring following Construction Management agreement approval. Construction Management Duties and Responsibilities, Section III does not indicate the Construction Management is to participate in value engineering. Is participating in value engineering at approximately the SD level part of the Construction Management's scope of work?

**Response:** *Yes. Value Engineering will occur once the contract is in place. It may have been shown initially out of sequence in the original Request for Proposal.*

4. Section V does not include securing Board of Corrections (BOC) approval as part of County-provided services. Will the County also secure BOC approval(s)?

**Response:** *This is part of permits as shown. Construction Management is to provide San Joaquin Valley Air Pollution Control District "authority to construct" and "permit to operate" applications and processing for generators and Construction Change Order processing through the Board of Corrections.*

5. Section VII.B lists 10 items to be included in the proposal, and Section VII.A states to submit no more information than requested in Section VII. Section VIII provides a list of selection criteria on pages 16 and 17. The information to be provided per Section VII will not address several items in the selection criteria such as items F, G, H, J, K, L, N, and O. What provisions can be made to either allow supplemental information that addresses the selection criteria or eliminate non-applicable selection criteria?

**Response:** *Items mentioned need to be covered in initial submittal and interview.*

6. Section VII.B.4 requires information on the proposed key personnel. Summary Section I provides a basic description of the various components that could be developed under Phase I, but there is not enough information provided to accurately project required staffing. Factors that could significantly impact staffing include construction budgets for each component, schedule dependencies of the

various components, potential fast tracking, bid packaging strategies, multiple prime contracting. Please provide greater definition of the project cost, scope and schedule issues. This will also be helpful in deriving the material component of the hourly rates required in Section VII.B.10.

**Response:** *Project at this stage includes all elements described and clarified in Addendum 1.*

7. Section VII.B.10 requires the initial submittal to include the firm's current basic hourly rate schedule for all pertinent employee classifications, which includes both labor and materials, yet the Fee required in Section IX requires separate material costs as per Sections IX.B.1 and IX.B.2. May we propose that the initial submittal require the firm's current basic hourly rate schedule and a separate list of estimated materials costs? This would be more consistent with the requirements of Section IX.

**Response:** *An anticipated range with a maximum cap is acceptable.*

8. Section III.A requires an estimate to be performed at 100% DD phase. A design review is not mentioned at this phase. Is a design review to be performed at the DD phase and the CD phase, or just at the CD phase?

**Response:** *Design Development will have value engineering. Department of Public Works is also reviewing the project and will provide input in these phases.*

9. Is there a potential that lack of grant funds could impact either the scope or schedule of Phase I?

**Response:** *Yes. The construction time frame could change if the scope of the project changes.*

10. Page 10 item 13 says Construction Management has no obligation to prepare a schedule. If the project is phased or issued in bid packages, the Construction Management will need to prepare an overall project schedule. Please advise.

**Response:** *Construction Management is hired only for Phase 1 work, Addendum 1. No phasing or bid packages are currently anticipated.*

11. Please provide current status of the EIR. Depending on potential mitigation requirements and opposition, the project schedule could be impacted.

**Response:** *Environmental Impact Report consultant has been hired and is working on the site. We anticipate any mitigation measures to be known in a year's time and incorporated into the Construction Document phase of work.*

12. What is the monetary value of all buildings to be constructed as part of Phase I?

**Response:** *See Addendum 1.*

13. What is the square footage of all buildings to be constructed as part of Phase I?

**Response:** *See Addendum 1.*

14. How many buildings will be constructed?  
**Response:** *See Addendum 1.*
15. How many buildings will be constructed simultaneously?  
**Response:** *All buildings identified in Addendum 1.*
16. Is value engineering and constructability required for all the buildings?  
**Response:** *Yes*
17. What is the current status of the design completeness of each of the buildings to be constructed?  
**Response:** *Schematic Design is currently being finalized on all buildings identified in phase 1.*
18. How many Architects will participate?  
**Response:** *Kaplan McLaughlin Diaz (KMD) Justice's San Francisco and Portland Offices and Temple Andersen Moore as local representative. Department of Public Works has two (2) architects administering work.*
19. What is the location of the Architects?  
**Response:** *San Francisco, CA; Portland, OR and Fresno, CA*
20. Will travel to the Architect's office be required? If so, during which of the phases?  
**Response:** *No*
21. What offsite work is required?  
**Response:** *For Phase 1, all necessary to make facility fully functional. Water, sewer, gas, electrical, intersection(s) signalization, roadway including turn pockets, bus stop, curbs and gutters and sidewalks.*
22. What will the utility infrastructure consist of?  
**Response:** *Assumes the intent of questions to describe on-site systems.*
- Sewage Treatment: **possibly**
  - Water Wells, Storage Tanks: **Yes, fire sprinkler and irrigation at a minimum. Public water system is a possibility.**
  - Fire Pumps: **Yes**
  - LP Gas Tank Farm: **No**
  - Emergency Generator Complex: **Yes**
23. Where is the Construction Management office to be located?  
**Response:** *On-Site during construction*
- On-site
  - Off-site

24. Will site clearing, grubbing and grading be completed by others for the Construction Management office?  
**Response:** *Assume so.*
25. What utility infrastructure will be available for the Construction Management office?  
**Response:** *None on site.*
26. How close to the Construction Management office location is the point of connection for each of the utilities required, i.e. telephone, power, water, etc.?  
**Response:** *To be determined by Construction Manager.*
27. Is a well and water tank required for the Construction Management Conference Room toilets?  
**Response:** *Construction Manager to determine. Chemical toilet would be acceptable.*
28. What road construction and parking lot construction is required, to service the Construction Management office?  
**Response:** *None, refer to 29, below.*
29. Will the road construction and parking lot construction be provided and maintained by others?  
**Response:** *Assumes this question is relative to Construction Managers office. Construction Manager should consider locating office close enough to the required fire access roads for these not to be an issue.*
30. Is Security required?  
**Response:** *At Construction Manager's option. We assume the Contractor will provide a security service as a part of the project..*
31. Is a Guard Service required to protect the Construction Management office?  
**Response:** *No. See response to item 29.*
32. Does the Construction Management office need to be relocated during construction or post-construction?  
**Response:** *Possibly dependent upon where Construction Manager initially locates office.*
33. Will loss of productivity occur for ingress and egress to the Construction Management office?  
**Response:** *The facility will not act as a detention campus until the project is complete. Therefore no secured perimeter other than that established by the Contractor, will be active during construction. An active secured perimeter will be established and maintained by contractor, most likely in the final three-months of the project.*

34. The criteria for the Consultant's Construction Manager are very restrictive. Will Fresno County allow experience with Adult Detention Facilities, in lieu of Juvenile Detention Facilities, Degrees in other related fields of study, equivalent experience? Will the Consultant be allowed to select the Construction Manager, which the Consultant believes is best suited.  
**Response:** *It is expected that the Construction Manager will have experience with juvenile facilities as outlined in the Request for Proposal. The Construction Manager needs to be identified in the proposal.*
35. Why is the Fee Proposal to be broken into three phases?  
**Response:** *See Addendum 1 for clarification. Only finalists are required to submit proposed fees at the time of interview.*
36. Will Fresno County award different phases to different Construction Management firms?  
**Response:** *No. The County is seeking a single responsible party.*
37. Will the County provide a daily courier service between the County Departments offsite, and the Construction Management office?  
**Response:** *Construction Manager will interface with Construction Engineer's Office daily. Interoffice mail delivery will be coordinated through this office. The Construction Manager is responsible to pick up and delivery of mail to the Construction Engineer's Office.*
38. Will the Construction Management office computers need to be linked to the County departments located offsite?  
**Response:** *E-mail does not require this for effective operations.*
39. Is a Master Construction Management Schedule to be provided by the Construction Manager? If so, at what stage?  
**Response:** *No, but establishing critical milestones for assurance of project delivery will be a part of Construction Manager's work effort during Construction Document phase prior to bidding.*
40. Are one or more estimate(s) required for each building? If so, at what point in time?  
**Response:** *See Section III A. Estimates are required at these milestones for each project building and category component. See Addendum 1 for a listing of buildings and work.*
41. Will the Architect(s) have an office onsite?  
**Response:** *Architect/Engineer will have local (Fresno) representation.*
42. What postage costs will the Construction Management incur?  
**Response:** *Those necessary to execute the duties of the contract.*

- Shop Drawings
- Correspondence
- Samples

43. Where will the design phase meetings occur?

**Response:** *Fresno*

43. What tasks are to be performed by the Construction Manager, during the design phase (between the monthly meetings)?

**Response:** *Construction analysis, review, cost comparison, continuing value engineering, constructability and operating cost analysis.*

44. Will Fresno County provide Construction Management office space for the Construction Manager during the design phase?

**Response:** *No*

45. Is Error & Omissions Insurance required? If so, in what dollar amount, and what deductible amount? Is E & O Insurance required for all phases or for only the construction phase?

**Response:** *Yes. See page 8 of 13 of the typical agreement clauses in the Request for Proposal.*

46. Premiums are paid on a yearly basis, therefore to pay premiums over a four and a half (4 ½) year time span, appears excessive.

**Response:** *This is required by the contract terms.*

47. What are the sources of funding? What agencies will govern the payment of Prevailing Wage Rates to all employee classifications utilized by the Construction Manager?

**Response:** *Federal Grant Funding will be used. The higher rate of Davis Bacon or State Prevailing wage rates as applicable are to be used.*

48. Is this an Agency Construction Management Project (Construction to be performed by General Contractors)? Or is this a Multi-Prime Construction Management Project (Construction to be performed by trade contractors)?

**Response:** *Agency Construction Management project. The effort necessary is more project contract administration, quality control and quality assurance oriented.*

Attachments:

- 1 List of Pre-Proposal Conference Attendees
- 2 Overall site plan with limits of Phase 1

[illegible]



